



## RAMONA MUNICIPAL WATER DISTRICT

105 Earlham Street  
Ramona, CA 92065-1599

Phone: (760) 789 - 0331  
Fax: (760) 788 - 2202

**Certified – 7004 1160 0000 4810 7863**

**December 17, 2009**

**Ms. Lynn L. Jacobs**  
**Director**  
**Dept. of Housing & Community Development**  
**1800 Third Street**  
**Sacramento, CA 95811-6942**

**Re: Ramona Municipal Water District - Notice of Disposal of Surplus Property**

Dear Ms. Jacobs:

Pursuant to Government Code sections 54222 and 65402, the purpose of this letter is to provide you notice of the Ramona Municipal Water District's ("District") declaration as surplus that property at 15562 Vicente Meadow Drive, Ramona California CA 92065, APN 285-100-05, in the County of San Diego ("Property") upon which is located a four bedroom, four bath 3,400 square foot house. The District's governing board made the finding that the Property is surplus pursuant to Resolution No. 09-1424 on December 8, 2009 and authorized District staff to commence the legally required process for disposing of the Property (See Exhibit "A"). Please note that the District will be soon begin constructing evaporation ponds in the former backyard of the Property, which is now owned by the District in fee title, for the purpose of disposing of treated effluent from the District's San Vicente Wastewater Treatment Plant.

If your agency is interested in potentially purchasing the Property from the District, please notify the District in writing. Under Government Code section 54222, your agency has sixty (60) days from the date of receipt of this notice to respond. If you have any questions, please do not hesitate to contact the undersigned at (760) 789-1330.

Sincerely,

**RAMONA MUNICIPAL WATER DISTRICT**

  
Timothy N. Stanton, P.E.  
District Engineer

Attachments: Resolution 09-1424 & Legal Description

WATER • FIRE PROTECTION • RESCUE • SEWER • PARK & RECREATION

RESOLUTION NO. 09-1424

RESOLUTION OF THE BOARD OF DIRECTORS OF  
RAMONA MUNICIPAL WATER DISTRICT DECLARING  
REAL PROPERTY SURPLUS AND AUTHORIZING SALE  
OF SURPLUS REAL PROPERTY

WHEREAS, in March 2009, the Ramona Municipal Water District ("RMWD") purchased real property consisting of approximately 8.55 acres of land, including a four bedroom, four bathroom, 3,400 square foot ranch style home / residence, located at 15562 Vicente Meadow Drive, Ramona CA 92065, Assessor's Parcel Number 285-100-05, in the County of San Diego ("Vicente Meadow Property"); and

WHEREAS, RMWD intends to construct brine ponds on a portion of the Vicente Meadow Property for the purpose of storing and disposing of treated effluent from the RMWD San Vicente Wastewater Treatment Plant; and

WHEREAS, the Board has determined that the portion of the Vicente Meadow Property upon which the home / residence is located as well as some of the real property located around the home, as more particularly described in the legal description included as Exhibit "A," attached hereto and incorporated by this reference ("Surplus Property") is not needed by RMWD; and

WHEREAS, the Legislature of the State of California has enacted procedures for the sale of surplus land by a public entity at Government Code sections 54220 - 54232, with the stated intention of addressing the shortage of sites available for low and moderate income housing and for park and recreation purposes; and

WHEREAS, RMWD desires to formally designate the Surplus Property as surplus within the meaning of Government Code section 54221(b), as being no longer necessary for RMWD's use, and offer it for sale in accordance with the procedures and priorities of Government Code sections 54220 - 54232; and

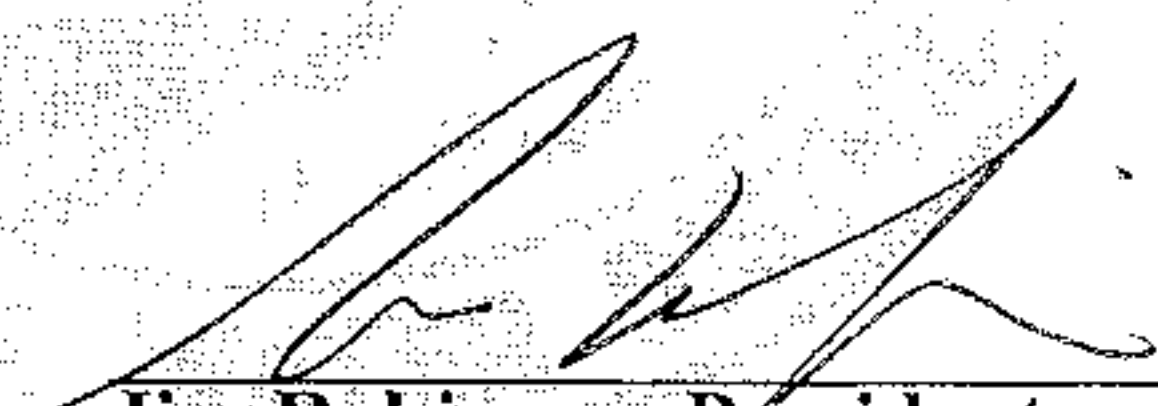
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Ramona Municipal Water District as follows:

1. The matters set forth in the Recitals to this Resolution are true and correct statements.
2. The RMWD property defined herein as the "Surplus Property" and described in Exhibit "A" is not necessary for RMWD's use and, pursuant to Government Code sections 54220 *et seq.*, is hereby declared to be surplus property.
3. The Board hereby authorizes and delegates to the General Manager or his designee the authority to undertake all acts legally required to dispose of the Surplus Property, including, but not limited to, appraisal of the Surplus Property and the following procedures:

- A. Written Offer to Sell the Property. RMWD shall send a written notice of its intent to sell the property in accordance with Government Code section 54220 *et seq.*
- B. Receipt of Offers. For 60 days after providing the aforementioned notice, RMWD will receive written offers to purchase the property from any entity interested in potentially purchasing the property for low- and moderate-income housing purposes, for park or recreation purposes, for open-space purposes, or for public school purposes.
- C. Negotiations to Determine Sales Price. If and after RMWD has received notice pursuant to subsection B from an entity interested in potentially purchasing the property, RMWD shall enter into good faith negotiations with the entity to determine if a mutually satisfactory sales price can be agreed upon. If the price cannot be agreed upon after a negotiation period of not less than 60 days, RMWD may dispose of the property without further regard to the requirements of this Resolution.
- D. Multiple Offers of Purchase; Priority Consideration. If RMWD receives more than one offer for purchase pursuant to the terms of subsection B, RMWD shall give first priority to any offer from an entity which agrees to use the property for housing for persons of low and moderate income.

**PASSED, APPROVED AND ADOPTED** this 8th day of December 2009, at a regular Meeting of the Board of Directors of the Ramona Municipal Water District.

:



**Jim Robinson, President**  
**Board of Directors**

**RAMONA MUNICIPAL WATER DISTRICT**

**ATTEST:**



**Darrell Beck, Secretary**



## EXHIBIT "A"

### LEGAL DESCRIPTION OF SURPLUS PROPERTY

#### PARCEL A

A portion of Lot 5 of Vicente Meadows Estates, Unit No. 1 in the County of San Diego, State of California according to Map No. 8301 recorded May 6, 1976 as file page no. 76-135857 official records of said County described as follows:

**BEGINNING** at the southeast corner of said lot 5; thence along the southerly line thereof WEST 170.00 feet; thence leaving said southerly line North 65°00'00" West 115.00 feet; thence North 13°10'37" East, 338.46 feet more or less to a line that is 20.00 feet southerly of and parallel to the Northerly line of said lot 5; thence easterly along said parallel line South 60°48'15" East 266.00 feet to the East line of said Lot 5, said point being a point on a non tangent curve concave westerly and having a radius of 90.00 feet, a radial line of said curve from said point bears South 79°55'16" West; thence along the easterly line of said lot 5 the following courses: southerly along said curve 15.83 feet through a central angle of 10°04'44"; thence tangent from said curve SOUTH 111.25 feet to the beginning of a tangent curve concave northwesterly and having a radius of 220.00 feet; thence southerly along said curve 128.59 feet through a central angle of 33°29'26" to the **POINT OF BEGINNING**.

**CONTAINING:** 85,587.24 Sq. Ft. or 1.965 acres more or less.

**SUBJECT TO:** All rights, rights-of-way and easements of record.

Prepared by me or under my direction



Stephen R. Hawxhurst, L.S. 7355  
RBF Consulting  
9755 Clairemont Mesa Boulevard  
San Diego, CA 92124  
October 29, 2009  
J.N. 25-103267



**EXHIBIT "B"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

